

**SPECIAL USE PERMIT 02-03. Hankins Industrial Park Ready Mixed Concrete Plant
Staff Report for the April 7, 2003, Planning Commission Public Hearing**

This report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS

Planning Commission:

Building C Board Room; County Government Center

April 7, 2003, 7:00 p.m.

Board of Supervisors:

May 13, 2003, 7:00 p.m. (*Tentative*)

SUMMARY FACTS

Applicant:

Mr. Vernon Geddy, III on behalf of
Larry Spence, Southern Equipment Company, Inc.

Landowners:

Sharon Dunn, George M. Hankins, Jr., George S. Hankins, Jr.,
Howard Hankins, Mary Thompson and the Virginia Tech Foundation

Proposed Use:

Ready Mixed Concrete Plant.

Location:

190 Industrial Boulevard, Hankins Industrial Park, Toano, VA
Stonehouse District

Tax Map and Parcel No.:

(12-4)(1-13)

Primary Service Area:

Inside

Parcel Size:

±145.34 acres with the SUP applying to ±16.221 acres
as shown on the conceptual site plan

Existing Zoning:

M-2, General Industrial

Comprehensive Plan:

General Industry

Surrounding Zoning:

The site is within the Hankins Industrial Park zoned M-2, General Industrial. To the North and South, the property is zoned A-1 General Agricultural and to the east, property is zoned R-1 Limited Residential.

Staff Contact:

Karen Drake - Phone: 253-6685

STAFF RECOMMENDATION

Staff finds the proposed Ready Mixed Concrete plant in the Hankins Industrial Park consistent with the surrounding zoning, development and the 1997 Comprehensive Plan. Given the applicants stated intent to subdivide and create the ±16.22 acre site, the project will be buffered on all but one side by land within the Hankins Industrial Park. Staff, therefore, recommends the Planning Commission approve this Special Use Permit application with conditions listed in the staff report.

Project Description

Mr. Vernon Geddy has applied on behalf of the Southern Equipment Company, Inc. for a Special Use Permit (SUP) to allow the construction and operation of a Ready Mixed Concrete plant at 190 Industrial Boulevard in the Hankins Industrial Park, Toano, VA. The property is zoned M-2, General Industrial with the manufacture of cement, bricks and stone products a specially permitted use in the M-2 Zoning District. Currently, the property is ± 145.34 acres in size and the proposed SUP would apply to only ± 16.22 acres that would be subdivided upon approval of this SUP. The property can be further identified as Parcel No. (1-13) on James City County Real Estate Tax Map No. (12-4).

Proposed operational details of the Ready Mixed Concrete Plant are as follows:

- ◆ The facility will start with 5 employees, 4 drivers and 1 plant manager.
- ◆ Normal working hours will be 7:00am until 5:00pm.
- ◆ Equipment on site will include a concrete batch plant, 4 concrete mixer trucks and one wheel loader.
- ◆ Buildings on site include one metal building serving as an office, driver's room and a small warehouse for storage.
- ◆ Facility estimates for the first year are 12,000 to 15,000 cubic yards, (8 to 9 truck trips per day).

Surrounding Zoning and Development

The property is located at the end of Industrial Boulevard which would be extended eastward to provide access to the site. To the west and southwest is the GTE Cellular Communications Tower, JCSA well facility and the Owens-Brockway Glass Company, all part of the Hankins Industrial Park and zoned M-2. Once the ± 16.22 acres is subdivided for the proposed Ready Mixed Concrete plant, the ± 16.22 acres would be bordered to the east and southeast by remaining property in the Hankins Industrial Park to be developed, zoned M-2.

As the property exists today, the ± 145.34 acre parcel is adjacent to the east and southeast by the Wellington and Mirror Lakes subdivisions both zoned R-1, Limited Residential. To the south is the Massie Corporation properties zoned A-1, General Agricultural, M-1, Limited Business and Industrial and M-2, General Industrial. To the north, the property is adjacent to the Hankins Farm, zoned A-1, General Agricultural.

Physical Features & Environmental Considerations

The proposed ± 16.22 acre site is relatively flat near the proposed Industrial Boulevard and slopes downwards to a ravine and stream that forms the northern property line. The ravine and stream will serve as a natural buffer between the Ready Mixed Concrete plant and the Hankins Farm to the North.

It should be noted that the proposed Ready Mixed Concrete plant must apply for and receive from the Virginia Department of Environmental Quality General Virginia Pollutant Discharge Elimination System Permits for construction activities and industrial activity. These permits would be applied for during the review of development plans.

To help mitigate environmental impacts from the plant, the applicant has proposed installing a central dust collector, vented silos and concrete line wash down pits for the mixer trucks and a concrete line pit for process water that will be put through a sand filter and recycled back into the concrete.

Traffic/Access

Located off Richmond Road, Industrial Boulevard is a public road (Route 754) that provides access into the Hankins Industrial Park. To provide access to the proposed concrete plant, Industrial Park would be extended beyond the GTE tower and the Owens Brockway plant. VDOT has commented that when development plans are submitted, vehicle trip information should be provided to include heavy vehicles and pavement calculations showing Route 754 is adequately designed to handle the proposed future traffic. Staff concurs with this requirement.

Preliminary trip estimates provided by the applicant predict 8.65 truck trips per day. A traffic impact study was not required with the SUP application as only approximately 36 weekday peak hour trips to and from the site will be generated according to International Traffic Estimate rates. Staff does not believe that the number of trips generated by this operation significantly adds to the existing traffic already on Industrial Boulevard or Route 60 and the proposed expansion will not negatively impact either road.

Public Utilities

The site is inside the Primary Service Area and public water and sewer are available to the site. It should be noted that water from the adjacent JCSEA well facility is raw water that has not yet been treated. The concrete plant will have to tap into an existing water line within the industrial park that contains treated water.

Comprehensive Plan

The Comprehensive Plan designates this property and the Hankins Industrial Park as General Industry. A General Industry designation is intended to designate areas inside the Primary Service Area that are suitable for industrial uses which, because of their potential to create noise, dust, odor and other environmental impacts, require buffering from adjoining uses. To the north, east and southeast, the Hankins Farm, Wellington and Mirror Lake subdivision are designated low density residential on the Comprehensive Plan Land Use Map. Staff believes that the proposed Ready Mixed Concrete plant is consistent with the Comprehensive Plan because it is located in an area intended for industrial and manufacturing uses and upon recordation of the ± 16.22 subdivision, the property will be buffered on all but one side by land within the Hankins Industrial Park.

Recommendation:


Staff finds the proposed Ready Mixed Concrete plant in the Hankins Industrial Park consistent with the surrounding zoning, development and the 1997 Comprehensive Plan. Given the applicants stated intent to subdivide and create the ± 16.22 acre site, the project will be buffered on all but one side by land within the Hankins Industrial Park. Staff, therefore, recommends the Planning Commission approve this Special Use Permit application with the following conditions:

1. If construction has not commenced on the project within thirty-six (36) months from the issuance of the special use permit, the permit shall become void. Construction shall be defined as securing permits for land disturbance, building construction, clearing and grading and the pouring of footings.
2. Prior to the issuance of preliminary approval for the site plan, the applicant shall record an approved subdivision plat showing the subdivision of the ± 16.22 acre parcel from the currently existing parcel (1-13) on the James City County Real Estate Tax Map (12-4), generally in accordance with Parcel #2 as shown on the conceptual site plan titled "Ready Mixed Concrete Hankins Industrial Park", dated January 15, 2003.

3. A Spill Prevention and Control Measure Plan shall be approved by the Director of the Environmental Division prior to final site plan approval for the Ready Mixed Concrete plant.
4. A dust collection system, such as, but not limited to the Reverse Air Duct Collector RA140, shall be utilized on the Ready Mixed Concrete plant. The manufacturer's specifications for the system shall be submitted with the site plan and shall be approved by the Director of Planning prior to final site plan approval.
5. No flags or signage on any silo, hopper, or any other piece of permanent external equipment shall be permitted.
6. All exterior light fixtures on the property shall be recessed fixture with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher shall occur outside the property lines.
7. The "reverse warning beepers" on all equipment which serves the Ready Mixed Concrete plant shall be turned down to their lowest volumes.
8. Rock, gravel, sand, cement and/or similar materials shall be stored in bins to control runoff and scattering of such materials onto adjacent property. An erosion and sediment control and runoff management plan shall be approved by the Environmental Director prior to final site plan approval.
9. A landscaping plan shall be approved by the Planning Director or his designee prior to final site plan approval.
10. A Phase I Archaeological Study for the entire site shall be submitted to the Director of Planning for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Director of Planning for all sites in the Phase I study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study areas. All Phase I, Phase II, and Phase III studies shall meet the Virginia Department of Historic Resources' *Guidelines for Preparing Archaeological Resource Management Reports* and the Secretary of the Interior's *Standards and Guidelines for Archaeological Documentation*, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's *Professional Qualification Standards*. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading or construction activities thereon.
11. The owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority. The standards may include, but shall not be limited to such water conservation measures as limitations on the installation and

use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought tolerant plants where appropriate, and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.

12. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.


Karen Drake

Attachments:

1. Location Map
2. Conceptual Plan